

AGENDA
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,870th Meeting



9:00 a.m. November 4, 2004
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P04-0776:** Proposal by D.R. Horton for design review of a plot plan and building elevations for a 98 - lot planned residential development together with parking, private and common open space on approximately 9.7-acres situated at the southwest corner of Indiana Avenue and Monroe Street.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

D. **PUBLIC HEARINGS** - 9:00 a.m.

2. **PLANNING CASE P04-1031 (Continued from October 7, 2004):** Proposal of Eddy Sutiono, on behalf of the Sugarbush Properties, for variances related to the installation of two freestanding signs on 18 acres developed with a commercial center, "University Town Center", at 1756 University Avenue, situated on the southwest corner of University and Chicago Avenues, in the C-2 – Restricted Commercial Zone. **Variances requested:** 1) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along Chicago Avenue, where the Zoning Code allows a maximum 25-foot high, double-face freestanding sign with a maximum sign area of 100-square feet and three lines of copy; 2) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along University Avenue, where the Zoning Code allows a 6-foot high, double-face freestanding sign with a maximum sign area of 25-square-feet and two lines of copy. *(The applicant requests continuance to November 18, 2004 and staff concurs.)*
- 3a. **PLANNING CASE P04-1120:** Proposed conditional use permit by Kassab Ama to establish a service station and mini-mart with off-site alcohol sales on approximately one vacant acre, situated on the northerly corner of Market Street and Rivera Street, in the C-2 Restricted Commercial Zone. *(This case is being heard concurrently with P04-1157 and P04-1119) (The applicant requests continuance to November 18, 2004 and staff concurs.)*
- 3b. **PLANNING CASE P04-1157 and P04-1119:** Proposed conditional use permit by Kassab Ama to establish an approximately 5,000 square foot market with off-site alcohol sales, and a design review of the plot plan and building elevations for an approximately 10,000 square foot, one-story commercial building and related parking, on an approximately one vacant acre, situated on the northwesterly side of Rivera Street, between Market Street and Allstate Drive in the C-2 Restricted Commercial Zone. *(These cases to be heard concurrently with P04-1120). (The applicant requests continuance to November 18, 2004 and staff concurs.)*
4. **PLANNING CASE P04-1011:** Proposed Tract Map 31799 by SDH & Associates, on behalf of Grove Community Church, to subdivide approximately 17 acres into 7 single family residential lots, situated generally easterly of Bradley Street and south of Overlook Parkway adjacent to the southerly boundary of tentative Tract Map TM-29515 and traversed by the Metropolitan Water District right-of-way in the RC - Residential Conservation Zone. *(The applicant requests continuance to November 18, 2004 and staff concurs.)*

- 5a. **PLANNING CASE P04-1014 (Continued from October 21, 2004):** Proposed Tract Map 32470 by the Keith Companies on behalf of Southcoast Investment Properties, to subdivide approximately 2.8 acres into one lot for condominium purposes, at 3615 Buchanan Street, situated on the easterly side of Buchanan Street, northerly of Indiana Avenue in the R-1-65-Single Family Residential Zone. *(This case to be heard concurrently with cases P04-1015 and P04-1016)*
- 5b. **PLANNING CASE P04-1015 (Continued from October 21, 2004):** Proposed planned residential development by the Keith Companies on behalf of Southcoast Investment Properties to establish an approximately 22 unit planned residential development with 22 three bedroom units together with parking, private and common open space on approximately 2.8 gross acres at 3615 Buchanan Street, situated on the easterly side of Buchanan Street, northerly of Indiana Avenue, in the R-1-65-Single Family Residential Zone. *(This case is being heard concurrently with P04-1014 and P04-1016.)*
- 5c. **PLANNING CASE P04-1016 (Continued from October 21, 2004):** Design review (site plan and building elevations) of a proposal by the Keith Companies on behalf of Southcoast Investment Properties for a 22-unit condominium project on approximately 2.8 gross acres developed with two existing single family residences at 3615 Buchanan Street, situated the easterly side of Buchanan Street, northerly of Indiana Avenue, in the R-1-65 Zone. *(This case to be heard in conjunction with P04-1014 and P04-1015).*

9:30 a.m.

- 6a. **PLANNING CASE P04-0984:** Proposed Tract Map 32270 by Adkan Engineers on behalf of Hawarden Development Corp., to subdivide approximately 35.2 vacant acres into 19 lots for residential and open space purposes, situated on the northeasterly side of Via Vista Drive, southeasterly of Overlook Parkway (extended) in the RC-Residential Conservation Zone. *(This case is being heard concurrently with Planning Case P04-1144) (The applicant requests continuance to November 18, 2004 and staff concurs.)*
- 6b. **PLANNING CASE P04-1144:** Proposed planned residential development by Adkan Engineers on behalf of Hawarden Development Corporation to establish an approximately 18 lot planned residential development together with private streets and common open space on approximately 35 acres, situated on the northeasterly side of Via Vista Drive, southeasterly of Overlook Parkway (extended) in the RC-Residential Conservation Zone. *(This case is being heard concurrently with Planning Case P04-0984) (The applicant requests continuance to November 18, 2004 and staff concurs.)*

- 7a. **PLANNING CASE P04-0852:** Proposed Tract Map 32533 by IW Consulting Engineers, Inc. on behalf of BP Riverside 62, LLC to subdivide approximately 5.94 acres of vacant land for condominium purposes to facilitate the development of a 99-unit residential condominium project, situated on the westerly side of Polk Street between Cochran and Magnolia Avenues in the R-1-65 - Single Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1005, P04-1006 and P04-1007).*
- 7b. **PLANNING CASE P04-1005:** Proposal by IW Consulting Engineers, Inc. on behalf of BP Riverside 62, LLC to amend the Municipal Code (Title 19) to rezone approximately 5.94 acres of vacant land situated on the westerly side of Polk Street between Cochran and Magnolia Avenues, from the R-1-65 - Single Family Residential Zone to the R-3 - Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-0852, P04-1006 and P04-1007).*
- 7c. **PLANNING CASES P04-1006 & P04-1007:** Proposed planned residential development and the design review of a plot plan and building elevations by IW Consulting Engineers, Inc. on behalf of BP Riverside 62, LLC to establish a 99 unit planned residential development with 33 two bedroom units and 66 three bedroom units together with parking, private and amenitized common open space areas on approximately 5.94 acres of vacant land situated on the westerly side of Polk Street between Cochran and Magnolia Avenues, in the R-1-65 - Single Family Residential Zone. *(These cases are being heard concurrently with Planning Cases P04-0852 and P04-1005).*

10:00 am

8. **PLANNING CASE P04-1313:** Proposed conditional use permit by City of Riverside to establish a temporary cold weather homeless shelter for up to 125 persons from November 2004 to April 2005 on approximately 1.65 acres formerly developed with the REACH temporary homeless shelter and social services program at 2011 Spruce Street, situated on the north side of Spruce Street, easterly of Kansas Avenue in the M-2- General Manufacturing Zone. *(The applicant requests withdrawal.)*
- 9a. **PLANNING CASE P04-1023:** Proposed conditional use permit by Telacu Riverside Senior Housing to construct a three-story 75 unit senior residential facility on approximately 2.13 vacant acres at 1807 Eleventh Street, situated on the northerly side of Eleventh Street, easterly of Ottawa Avenue, in the R-1-65-Single Family Residential Zone. *(This case is being heard concurrently with Planning Case P04-1156)*
- 9b. **PLANNING CASE P04-1156:** Design review (site plan and building elevations) of a proposal by Telacu Senior Housing to construct a three-story 75 unit senior residential facility on approximately 2.13 vacant acres at 1807 Eleventh Street, situated on the northerly side of Eleventh Street, easterly of Ottawa Avenue, in the R-1-65-Single Family Residential Zone. *(This case is being heard concurrently with Planning Case P04-1023)*
10. **PLANNING CASE P04-1148:** Proposal by the City of Riverside Public Utilities Department, Water Engineering, to convert and existing and operating interim ground water filtration plant and City well site (Garner B) consisting of 6 tanks (approximately 10 feet in diameter by 18 feet high), 2 backwash tanks (approximately 12 feet in diameter and 16 feet high) and two small pumps (50 GPM) with interconnecting pipes and valves within a 40 by

75-foot area into a permanent facility, located on the northeasterly portion of an approximately 56 acre site situated southwesterly of the corner of Placentia Lane and Sieck Road in the O – Official Zone.

E. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

11. Report from the City Planning Commission representative to the City Land Use Committee.
12. Recent City Council actions of interest to the City Planning Commission.
13. Briefing on upcoming agenda items.

G. **MINUTES** The minutes of August 5, and August 19, 2004 to be presented for approval.

H. **WORKSHOP** - 6:00 p.m.

14. **GENERAL PLAN 2025 PROGRAM - WORKSHOP #3:** This workshop will focus on review of the City's updated Zoning Code (Title 19).

I. **ADJOURNMENT**

Adjournment to the November 18, 2004 meeting at 9:00 am.